

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 9, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1
Councilman Steve Wolfson, Ward 2

Commissioners

Richard Truesdell, Chairman
Todd Nigro, Vice-Chairman
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the **August 12, 2004** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-4913 - TENTATIVE MAP - FORT APACHE COMMONS (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: FORT APACHE COMMONS PARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.70 acres adjacent to the west side of Fort Apache Road, approximately 530 feet south of Charleston Boulevard (APN 163-05-110-005), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
2. TMP-4914 - TENTATIVE MAP - PECCOLE OFFICE BUILDING (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: PECCOLE PROFESSIONAL PARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.96 acres adjacent to the northeast corner of Hualapai Way and Alta Drive (APN 138-31-210-007) U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

3. SUP-4902 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: PROSPER SAMUEL MINTZ - Request for a Special Use Permit FOR A PROPOSED 73-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN

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at 6040 West Sahara Avenue (APN 163-01-401-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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4. **SUP-4918 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: COKE MAGGIE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PRIVATE STREET on property adjacent to the southwest corner of Coke Street and Horse Drive (APN 125-09-702-001 and 002), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation], Ward 6 (Mack).
5. **VAC-4862 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DAVID B. BARKER AND STEPHANIE ANN BARKER** - Petition to Vacate a 25-foot wide public drainage easement at 1940 and 1941 Ski Slope Circle, Ward 1 (Moncrief).
6. **VAC-4892 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY** - Petition to Vacate public streetlight, fire hydrant and other appurtenant easements generally located east of Campbell Road, north of Elkhorn Road, Ward 6 (Mack).
7. **VAC-4956 - VACATION - PUBLIC HEARING - APPLICANT: NEVADA STATE BANK - OWNER: THE SIDNEY FAMILY TRUST** - Request for a Petition of Vacation to vacate U. S. Government Patent Reservations generally located north of Cheyenne Avenue, west of Fort Apache Road, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

8. **ABEYANCE - GPA-4548 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: M (Medium Density Residential) on 12.88 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-002 and 140-30-520-017 through 033), Ward 3 (Reese).

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9. **ABEYANCE - ZON-4554 - REZONING RELATED TO GPA-4548 - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) TO: R-PD12 (Residential Planned Development - 12 Units per Acre) on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), Ward 3 (Reese).

10. **ABEYANCE - VAR-4677 - VARIANCE RELATED TO GPA-4548 AND ZON-4554 - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Variance TO ALLOW 0.78 ACRES OF OPEN SPACE WHERE 3.67 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 223-unit single-family residential development on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).

11. **ABEYANCE - SDR-4555 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4548, ZON-4554 AND VAR-4677 - PUBLIC HEARING - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 223-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).

12. **ABEYANCE - GPA-4609 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO** - Request to Amend the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).

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13. ABEYANCE - VAR-4671 - VARIANCE RELATED TO GPA-4609 - PUBLIC HEARING - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request for a Variance TO ALLOW A REAR SETBACK OF 28.9 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 84.75 FEET IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).
14. ABEYANCE - SDR-4606 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4609 - PUBLIC HEARING - APPLICANT: H&GG, LIMITED PARTNERSHIP, DAVID L. MASON REVOCABLE LIVING TRUST AND SHAG'S CAR WASH - OWNER: JAMES SHOUGHRO - Request for a Site Development Plan Review FOR A SELF SERVE CAR WASH AND PET WASH; A WAIVER OF DISTANCE REQUIREMENT TO ALLOW A TRASH ENCLOSURE TO BE 28 FEET FROM RESIDENTIAL USES WHERE 50 FEET IS REQUIRED AND A WAIVER TO REDUCE PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN: 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Mack).
15. ABEYANCE - GPA-4631 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. SHIELDS - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL) TO: O (OFFICE) on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Mack).
16. ABEYANCE - ZON-4635 - REZONING RELATED TO GPA-4631 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. SHIELDS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Mack).
17. ABEYANCE - SDR-4638 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4631 AND ZON-4635 - PUBLIC HEARING - APPLICANT/OWNERS: CHARLES H. SHIELDS - Request for a Site Development Plan Review FOR A PROPOSED OFFICE PARKING LOT on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 6 (Mack).

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18. **ABEYANCE - MSP-4622 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: AUTO NATION - OWNER: JRJ PROPERTIES AND JOHN K. BIEGGER** - Request for a Master Sign Plan FOR TWO EXISTING AUTO DEALERSHIPS on 9.39 acres at 5050 West Sahara Avenue (APN: 163-01-803-003, 004 and 005), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
19. **ABEYANCE - MOD-4632 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC** - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: VC (VILLAGE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED RESIDENTIAL) on 3.7 acres adjacent to the southwest corner of Buckskin Avenue and Shady Timber Street (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
20. **ABEYANCE - RENOTIFICATION - WVR-4754 - WAIVER RELATED TO MOD-4632 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC** - Request for Waivers of TITLE 18.12.160 TO ALLOW A 210-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE AND OF 18.12.130 TO ALLOW A PRIVATE DRIVE GREATER THAN 150 FEET WITHOUT A CIRCULAR TURN-AROUND OR EMERGENCY SERVICE VEHICLE ACCESS GATE, IN CONJUNCTION WITH A PROPOSED 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 3.70 acres adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) [Village Commercial Lone Mountain Special Land Use Designation - PROPOSED: Medium-Low Attached Residential], Ward 4 (Brown).
21. **ABEYANCE - SDR-4751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4632 AND WVR-4754 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 3.70 acres adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) [Village Commercial Lone Mountain Special Land Use Designation - PROPOSED: Medium-Low Attached Residential], Ward 4 (Brown).

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22. ABEYANCE - VAR-4725 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. KENNY - Request for a Variance TO ALLOW NINE PARKING SPACES WHERE 22 SPACES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED OFFICE ADDITION on 0.20 acres at 724 South Eighth Street (APN 139-34-810-035), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).
23. VAR-5032 - VARIANCE RELATED TO VAR-4725 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. KENNY - Request for a Variance TO ALLOW THE ENLARGEMENT OF AN EXISTING NONCONFORMING BUILDING TO BE 205 PERCENT OF THE SIZE OF THE ORIGINAL FOOTPRINT, WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.20 acres at 724 South Eighth Street (APN 139-34-810-035), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).
24. ABEYANCE - SDR-4724 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5032 AND VAR-4725 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. KENNY - Request for a Site Development Review FOR A PROPOSED TWO-STORY, 4,320 SQUARE FOOT OFFICE ADDITION on 0.20 acres at 724 South Eighth Street (APN 139-34-810-035), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).
25. ABEYANCE - RENOTIFICATION - SUP-4728 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.48 acres at 821, 827, and 829 South Casino Center Boulevard and 205 Hoover Avenue (APN 139-34-410-062, 063, 064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).
26. ABEYANCE - RENOTIFICATION - SDR-4727 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4728 - PUBLIC HEARING - APPLICANT: NEWPORT LOFTS - OWNER: SEEGMILLER PARTNERS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of Downtown Centennial Plan building setback standards FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF A 22-STORY BUILDING OF 169 RESIDENTIAL UNITS AND 6,159 SQUARE FEET OF RETAIL on 0.48 acres at 821, 827, and 829 South Casino Center Boulevard and 205 Hoover Avenue (APN 139-34-410-062, 063, 064, and 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

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27. **VAR-5039 - VARIANCE - PUBLIC HEARING - APPLICANT: URBAN ESTATES - OWNER: FRANK HAWKINS JR.** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 4.5 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED AT 711 N. Tonopah Drive (APN: 139-29-704-017), R-1 (Single Family Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Proposed: R-PD13 (Residential Planned Development - 13 Units per Acre) Zone, Ward 5 (Weekly).
28. **ZON-4923 - REZONING RELATED TO VAR-5039 - PUBLIC HEARING - APPLICANT: URBAN ESTATES - OWNER: FRANK HAWKINS JR.** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-PD13 (RESIDENTIAL PLANNED DEVELOPMENT - 13 UNITS PER ACRE) on 4.50 acres at 711 North Tonopah Drive (APN 139-29-704-017), Ward 5 (Weekly).
29. **SDR-4924 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5039 AND ZON-4923 - PUBLIC HEARING - APPLICANT: URBAN ESTATES - OWNER: FRANK HAWKINS JR.** - Request for a Site Development Plan Review FOR A PROPOSED 60-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.50 acres at 711 North Tonopah Drive (APN 139-29-704-017), R-1 (Single-Family Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) [PROPOSED: R-PD13 (Residential Planned Development - 13 Units per Acre)], Ward 5 (Weekly).
30. **VAR-4922 - VARIANCE - PUBLIC HEARING - APPLICANT: HARRY PAPPAS - OWNER: CAROL PAPPAS, ET AL** - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED AND AN EIGHT-FOOT SIDE YARD SETBACK WHERE NINE FEET IS THE MINIMUM REQUIRED in conjunction with a proposed single-family dwelling on 0.28 acres at 3217 Westleigh Avenue (APN 162-05-220-006), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 1 (Moncrief).
31. **VAR-4925 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARON JAMERSON** - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FOUR FEET WHERE FIVE FEET IS THE MINIMUM REQUIRED AND A VARIANCE TO ALLOW A NINE-FOOT SEPARATION BETWEEN DWELLINGS WHERE 10 FEET IS THE MINIMUM REQUIRED IN CONJUNCTION WITH AN EXISTING SINGLE-FAMILY RESIDENCE on 0.12 acres at 880 Balzar Avenue (APN 139-21-510-273), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

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32. **VAR-4926 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OTIS AND SHARON JAMERSON** - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FOUR FEET WHERE FIVE FEET IS THE MINIMUM REQUIRED IN CONJUNCTION WITH AN EXISTING SINGLE-FAMILY RESIDENCE on 0.12 acres at 886 Balzar Avenue (APN 139-21-510-274), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).
33. **SDR-4908 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NNN OAKLEY BUILDING 2003, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers for perimeter and parking lot landscaping standards and for side and rear building setbacks FOR A PROPOSED 112,900 SQUARE-FOOT PARKING STRUCTURE on 2.95 acres at 4750 West Oakley Boulevard (APN 162-06-201-004), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 1 (Moncrief).
34. **SDR-4935 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY, ET AL** - Request for a Site Development Plan Review and Waivers of the Town Center Development Standards for the two-story minimum height requirement in the Urban Center Mixed-Use District and the 70 percent minimum clear glazing requirement at the ground floor level along primary pedestrian routes FOR A PROPOSED 43,200 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 3.94 acres adjacent to the southwest corner of Durango Drive and Elkhorn Road (APN 125-20-101-008 and 009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

DIRECTOR'S BUSINESS:

35. **TXT-5036 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.02.050 (D) to provide a consistent definition for determining the allowable units per acre in a residential subdivision.
36. **TXT-5037 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.14.100 relating to standards for Off-Premise Signs.

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CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.